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Meeting Of The Committee on Zoning Landmark & Building Standards

THURSDAY, NOVEMBER 13, 2014 AT 10:00 AM
COUNCIL CHAMBERS, 2nd Floor, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Reverse Numerical Order
According to Ward

NO. MA-188 (MAYORAL APPLICATION AND 42ND WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8402

To amend Title 17-12-1005 and to add section 17-12-1104 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *the establishment of the Chicago River Corridor Special Sign District*

NO. TAD-528 (14th and 25th WARDS) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8106

To amend Title 17-9-0129 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *Medical Cannabis dispensing organizations and cultivation centers*

NO. A-8048 (47th WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8750

Common Address: 4416 N Winchester Ave

Applicant: Alderman Ameya Pawar

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-8047 (47th WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8749

Common Address: 3911 N Leavitt Street

Applicant: Alderman Ameya Pawar

Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-8046 (47th WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8748

Common Address: 3615 North Marshfield Ave

Applicant: Alderman Ameya Pawar

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-8045 (40th WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8747

Common Address: 5032-44 North Rockwell Street and 2600-10 West Winnemac Ave

Applicant: Alderman Patrick O'Connor

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-8043 (30th WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8745

Common Address: 3600-56 West Belmont Ave

Applicant: Alderman Ariel Reboyas

Change Request: B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8042 (30th WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8744

Common Address: 3701-21 West Belmont Ave

Applicant: Alderman Ariel Reboyas

Change Request: B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8041 (28th WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8743

Common Address: 2300-22 West Flournoy Street; 2301-43 West Flournoy Street; 702-754- South
Claremont Ave; 701-755 South Claremont Ave; 608-754 South Oakley Blvd; 2300-
44 West Polk St; 800-04 South Oakley Blvd.

Applicant: Alderman Jason Ervin

Change Request: RM-5 Multi Unit District to RT3.5 Residential Two-Flat, Townhouse and Multi-
Unit District

NO. A-8049 (28th WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8742

Common Address: 2300-40 West Harrison Street; 500-14 South Oakley Boulevard; 500-14 South
Claremont Ave; 501-15 South Claremont Ave

Applicant: Alderman Jason Ervin

Change Request: C1-3 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse
and Multi-Unit District

NO. A-8040 (24th WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8741

Common Address: 907-911 South Kedzie Ave

Applicant: Alderman Michael Chandler

Change Request: C1-2 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse
and Multi-Unit District

NO.18197 (45THWARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8044

Common Address: 4179 West Irving Park Road; 3937-3955 North Keeler Ave and 3968-3988 North Avondale

Applicant: NRG Irving Park LLC (See Application for list of LLC Members)

Owner: Please see application for list of owners

Attorney: Rich Klawiter

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-1.5 Neighborhood Mixed Use District and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the B3-1 Community Shopping District and RS-3 Residential Single Unit (Detached House) District to B2-1.5 Neighborhood Mixed- Use District and then to Residential-Business Planned Development to allow for construction of a +/- 38-foot commercial building and three +/- 37-foot residential buildings containing up to 1.5 FAR, up to 18 dwelling units, accessory parking, commercial uses, and accessory and incidental uses

NO.18188 (44THWARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8027

Common Address: 3851 N Southport

Applicant: 3851 N Southport LLC

Owner: 3851 N Southport LLC

Attorney: Thomas Moore

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: Applicant proposes to add to the existing three- story, one commercial unit, five residential limit building and to allow for the addition of a sixth, three-story residential dwelling unit to the rear of the building. The height of the addition will be 32 feet. The height of the existing building will remain the same at 36 ft. The existing commercial space and the existing two indoor parking spaces will remain the same

NO.18189 (44THWARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8028

Common Address: 1342 West Henderson

Applicant: Phoebe and Michael Nitekman

Owner: Phoebe and Michael Nitekman

Attorney: Thomas Moore

Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: Applicant proposes to add a one story breezeway addition and third floor addition to the existing 2 story single family home and increase the height of the building from 30 ft.- 2 in. to 40 ft. - 8 in. Parking will remain the same with the existing rear two car detached garage.

NO.18178 (41st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8017

Common Address: 6419-6425 W Touhy Ave; 7149-57 N Caldwell Ave

Applicant: 6421 Touhy LLC (Bart Przyjemski)

Owner: 6421 Touhy LLC (Bart Przyjemski)

Attorney: Law Office of Samuel VP Banks

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant seeks a zoning change to permit the conversion of 6 ground floor commercial units to residential use in an existing 4-story building containing 18 residential units with 30 on-site parking spaces. After the conversion there will be a total of 24 residential units. There is no commercial space proposed. The 30 on-site parking spaces will remain and the height of the building will remain unchanged.

NO.18177 (40TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8016

Common Address: 6040-6060 N Western Ave; 6045-6109 North Artesian Ave

Applicant: Michael Roberts Enterprises Inc. and 5657 Broadway LLC (Robert Loquercio)

Owner: Z Frank, Inc., and CEF-98 Real Estate Properties LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to C2-2 Motor Vehicle related Commercial District and C2-2 Motor Vehicle related Commercial District to C2-3 Motor Vehicle Related Commercial District and then to a Business Planned Development

Purpose: The applicant seeks a zoning change to permit the development of a new building to house the existing automobile dealership. The new building will contain 182,127 square feet of commercial space and onsite parking will be provided for 222 vehicles. The proposed building will rise to a height of 64'-10". No Dwelling units are proposed

NO.18192 (31st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8038

Common Address: 4816 West Cornelia

Applicant: Dawn Wolf

Owner: Dawn Wolf

Attorney: Rashida Jackson

Change Request: RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: Parking for 20 cars for business located at 3500-04 North Cicero

NO.18182 (27TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8021

Common Address: 2020-2024 West Adams; 127-139 South Seeley

Applicant: JSF Real Estate LLC- Westside- Adams West Series; and Amphitheatre LLC – Series Westside- Adams West

Owner: JSF Real Estate LLC- Westside- Adams West Series; and Amphitheatre LLC – Series Westside- Adams West

Attorney: Mara Georges/ Adam Penkhus, Daley and Georges

Change Request: RM-5 Multi Unit District to C1-3 Neighborhood Commercial District

Purpose: The proposed non-accessory parking lot will provide for approximately 35 parking spaces

NO.18183 (27TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8022

Common Address: 2014-2016 West Adams

Applicant: JSF Real Estate LLC- Westside- Adams West Series; and Amphitheatre LLC – Series Westside- Adams West

Owner: JSF Real Estate LLC- Westside- Adams West Series; and Amphitheatre LLC – Series Westside- Adams West

Attorney: Mara Georges/ Adam Penkhus, Daley and Georges

Change Request: RM-5 Multi Unit District to C1-3 Neighborhood Commercial District

Purpose: The proposed non-accessory parking lot will provide for approximately 25 parking spaces

NO.18174 (26THWARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8013

Common Address: 3434 W Armitage

Applicant: Dino Steve Gardiakos

Owner: Stathes and Penelope Gardiakos

Attorney: Dean Maragos

Change Request: B3-1 Community Shopping District to B3-2 Community Shopping District

Purpose: to build a four story mixed use building with three dwelling units, five parking spaces and approximately 1,767 sq.ft. of commercial space

NO.18193 (26THWARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8039

Common Address: 2933-2939 W Division St, 1102-1142 N Richmond St, 1101-1107 N Richmond St, 1100-1122 N Francisco Ave, 1045-1057 N Sacramento Ave, 1052-1058 N Richmond St, 1057-1065 N Richmond St, 1044-1056 N Mozart St, 1047-1057 N Francisco Ave, 1022-1036 N Sacramento Ave, 1022-1036 N Richmond St, 1011-1031 N Richmond St, 1028-1036 N Francisco Ave, 1023-1037 N Francisco Ave, 1103 N Sacramento Ave, 1044 N Francisco Ave, 1027 N Sacramento Ave, 1035 N Richmond St and 2915 W Cortez St

Applicant: Hispanic Housing Development Corp.

Owner: Norwegian American Hospital Inc.

Attorney: Chico & Nunes

Change Request: RS3 Residential Single-Unit (Detached House) District and Institutional Planned Development #599 to Institutional Planned Development #599, as amended

Purpose: The zoning amendment is required in order to permit the construction of the new 65th Infantry Borinqueneers Veterans Housing building. The proposed 4-story residential building will contain a) tenant ancillary uses (i.e. recreation area, library) located on the first floor b) forty-nine (49) affordable dwelling units located on the second - fourth floors and c) forty-two (42) on-site exterior parking spaces. The height of the proposed building is 60 feet. The proposed Veterans Housing building will be located within Subarea A of proposed PD #599, as amended. The remainder of the property, identified as Subareas B and C of proposed PD #599, will remain improved with the existing Norwegian American Hospital campus

NO.18187 (24TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8026

Common Address: 3300-3330 West Ogden Ave

Applicant: Legacy Charter School

Owner: Please see application for list of owners

Attorney: John Lawlor

Change Request: C1-2 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: As a new elementary school providing approximately 23 classroom, gym, administrative offices, cafeteria and accessory facilities including landscaped grounds and surface parking.

NO.18196-T1 (24TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8043

Common Address: 4613-4617 W Harrison Street

Applicant: David Hegwood

Owner: David Hegwood

Attorney: O. Kate Tragesser

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

Purpose: To allow for all uses permitted in a C1-2 Neighborhood Commercial District. There are no dwelling units. There are three (3) parking spaces. The approximate square footage of the existing one-story building is 1,626.25 square feet, the approximate height of the existing one-story building is 13.67 feet. There are no proposed changes to the existing one-story building.

NO.18175-T1 (14TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8014

Common Address: 5248 S Kedzie Ave

Applicant: Wayne Schnell

Owner: Wayne Schnell

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicants seeks a zoning change to permit the conversion of a ground floor commercial unit to a residential use in a building containing 2 dwelling units on the ground floor with 1 dwelling unit on the second floor. After the conversion is complete the building will contain 3dwelling units on the ground floor with one dwelling unit on the second floor for a total of 4 residential units with no commercial space. There are 2 existing on-site parking spaces that will remain, and the height of the existing building will remain unchanged at 24'-0".

NO.18186 (10TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8025

Common Address: 10344-10476 S Indianapolis; 3900-3916 East 104th Street; 3920-3966 East 105th Street

Applicant: Public Building Commission

Owner: Public Building Commission

Attorney: Meg George

Change Request: C1-1 Neighborhood Commercial District and M1-1 Limited Manufacturing/
Business Park District to RS3 Residential Single-Unit (Detached House) District
and then to an Institutional Planned Development

Purpose: The Public Building Commission will be constructing a new elementary school on
behalf of Chicago Public Schools

NO.18190 (8TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8035

Common Address: 9501-49 South Cottage Grove Ave; 9633-45 S Cottage Grove Ave; 901-49 E 95th
Street; 9659 S Ellis

Applicant: Trinity 95th & Cottage Grove Planned Community Development LLC (See
Application for list of LLC Members)

Owner: Trinity 95th & Cottage Grove Planned Community Development LLC (See
Application for list of LLC Members); the City of Chicago; and Norfolk Southern
Corporation

Attorney: Elvin Charity

Change Request: Business Planned Development No.751 and M1-2 Limited Manufacturing/
Business Park District to C2-2 Motor Vehicle related Commercial District and
then to a Residential Commercial Institutional Planned Development

Purpose: Phased development consisting of rehabilitation of an existing building
containing approximately 75,000 sq. ft. at 901 E/ 95th Street for school, office,
retail sales, service and related uses; the new construction of approximately 122
multifamily senior residential units in 2 buildings; the new construction of
approximately 60 multifamily housing units in 2 buildings containing
approximately 15,000 sq. ft. of ground floor retail space; rehabilitation of an
existing building containing approximately 35,000 sq. ft. at 9633 S. Cottage
Grove Avenue for retail sales, warehouse and distribution, and restaurant uses;
new construction of an approximately 28,000 sq. ft building with a projected
primary use as a community health center; new construction of an
approximately 225,000 square feet indoor sports and recreation facility;
construction of an outdoor urban farm; and the provision of accessory, off-street
on-site and off-site parking and related accessory uses

NO.18180 (6TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8019

Common Address: 8050 South Dr. Martin Luther King Drive

Applicant: L & V Brown Trust No. 001 (Vera Brown)

Owner: L & V Brown Trust No. 001 (Vera Brown)

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-2 Neighborhood Commercial District

Purpose: The applicant seeks a zoning change to legalize the existing non-conforming ground floor commercial unit. The building contains 4 residential units on floors 2 and 3, with one ground floor commercial unit. The ground floor commercial space contains approximately 2,100 square feet. There are 3 on-site parking spaces provided in a garage at the rear of the lot, and the height of the existing building will remain unchanged.

NO.18198 (4TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8045

Common Address: 3405-07 S Prairie

Applicant: TRB Properties Three LLC (Thomas Boney and Donal Barry Sr.)

Owner: TRB Properties Three LLC (Thomas Boney and Donal Barry Sr.)

Attorney: Thomas Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Applicant proposes to build a three story building with three residential dwelling units and 3 outdoor parking spaces situated in the rear of the building on the existing vacant land. The proposed height of the building will be 36 feet.

NO.18194-T1 (3rd WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8040

Common Address: 2540 South Wabash

Applicant: Koziel, LLC (See Application for list of LLC Members)

Owner: Koziel, LLC (See Application for list of LLC Members)

Attorney: Neal & Leroy

Change Request: M1-3 Limited Manufacturing/Business Park District to C1-5 Neighborhood Commercial District

Purpose: The Applicant proposes to redevelop the existing building into a Kozy Cyclery retail sales and repair shop

NO.18173-T1 (1st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8012

Common Address: 1801-09 West Grand Ave

Applicant: Salina Vest

Owner: Salina Vest

Attorney: Michael Ezgur

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District

Purpose: The property will be developed with a 5 story building (60 feet tall) containing approximately 2,157 square feet of first floor commercial space, a total of seventeen residential dwelling units on the upper floors, 2,048 square feet of Fifth floor office space, seventeen parking spaces and one loading berth.

NO.18176 (1st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8015

Common Address: 2808-14 West North Ave

Applicant: 2808-14 West North Avenue LLC (Bart Przyjemski)

Owner: 2808-14 West North Avenue LLC (Bart Przyjemski)

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: The applicant seeks a zoning change to permit the development of two four-story, eight-unit residential buildings with no commercial space for a total of 16 residential units. Each building will have on-site parking for eight vehicles for a total of 16 parking spaces. The proposed buildings will each reach a height of 45 feet.

NO.18179 (1st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8018

Common Address: 1740 W Erie St

Applicant: Joseph Tomaska

Owner: Joseph Tomaska

Attorney: Thomas Raines

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To allow for the completion of a Single Family Home that exceeds the Bulk limits set forth in the current RS-3 district (FAR & Height). The Single Family Home will be 4,369 square feet and 36 feet in height with a detached 2 car garage

NO.18181-T1 (1st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8020

Common Address: 2505 W Fullerton Ave

Applicant: EZMB, LLC (Zdzislaw Banys)

Owner: EZMB, LLC (Zdzislaw Banys)

Attorney: Daniel Lauer

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: This zoning change is for purposes of constructing a three (3) residential dwelling unit building, consisting of one duplex-down unit, a simplex unit, and a duplex-up unit, with three (3) garage parking. The footprint of the building shall be approx. 21 feet by 72 feet in size and the building shall be 46 feet 6 inches high (a four story building with a basement), as defined by City Zoning Code

NO.18184-T1 (1st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8023

Common Address: 2301 N Campbell and 2305 N Campbell Ave

Applicant: EZMB, INC.

Owner: EZMB, INC. and Susanna Christina Duecker

Attorney: Daniel Lauer

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant intends to construct a residential two-flat with a three car garage at 2301 North Campbell. The residential two-flat residence will be 26 feet 3 inches by 66 feet in size and the height of the two-flat shall be 26 feet 6 inches high. There will be no changes to the existing two (2) dwelling unit building located at 2305 North Campbell

NO.18185 (1st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8024

Common Address: 2328-2340 North California Ave

Applicant: Savoy R.E. Development (Enrico Plati)

Owner: Albany Bank and Trust Agreement #11-4664

Attorney: Katriina McGuire, Schain Banks

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District and then to a Residential Business Planned Development

Purpose: To allow for a transit oriented development that is 5 stories tall with 56 dwelling units, 18 parking spaces and retail on the ground floor.

NO.18191 (1st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8036

Common Address: 2344 West Huron

Applicant: Paul Kulisz

Owner: Paul Kulisz

Attorney: NA

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The property will continue to be a 2 unit owner occupied property with 2 car parking. The addition will be a third floor added to the two story building along with rebuilding of rear porch. The building height to the bottom of the roof joist is to be approximately 34.5 feet

NO.18195 (1st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8041

Common Address: 1552 West Chicago Ave

Applicant: VSOP Properties LLC

Owner: VSOP Properties LLC

Attorney: Bernard Citron

Change Request: B1-2 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: Applicant will use the property to operate an approximately 6,000 square foot. 2-story recording studio with 3 parking spaces in the rear parking lot for producing and recording music.